



AGENDA
HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR
Room B-8 – Lower Level - Civic Center
2000 Main Street
Huntington Beach California

WEDNESDAY, SEPTEMBER 19, 2007, 1:30 P.M.

ZONING ADMINISTRATOR: Mary Beth Broeren
STAFF MEMBERS: Andrew Gonzales, Rami Talleh, Pamela Avila (recording secretary)
MINUTES: None
ORAL COMMUNICATION: Anyone wishing to speak on an item not on the agenda may do so. No action can be taken by the Zoning Administrator on items not on the agenda.

SCHEDULED ITEMS:

1. PETITION DOCUMENT: **COASTAL DEVELOPMENT PERMIT NO 07-006;**
ADMINISTRATIVE PERMIT NO. 07-010 (ANDERSON
RESIDENCE)

APPLICANT: Suzan Beck
REQUEST: To permit the demolition of an existing single-family dwelling and construction of an approximately 3,039 sq. ft., two-story, single-family dwelling with an approximately 638 sq. ft. attached accessory dwelling unit (second unit). The request includes a review and analysis for compliance with the Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/ privacy issues, such as window alignments, building pad height, and floor plan layout.

LOCATION: 22042 Surfrider Lane, 92646 (southeast corner of Surfrider Lane and Playa Drive)

PROJECT PLANNER: Andrew Gonzales
STAFF RECOMMENDS: Approval with modifications based upon suggested findings and conditions of approval.

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Zoning Administrator is final unless an appeal is filed to the Planning Commission by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Two Hundred Eighty Seven Dollars (\$1287.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and One Thousand Five Hundred Sixty Nine Dollars (\$1569.00) if the appeal is filed by any other party. The appeal shall be submitted to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action or ten (10) working days for a coastal development permit.

HUNTINGTON BEACH

**OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Andrew Gonzales, Assistant Planner
DATE: September 19, 2007

SUBJECT: **COASTAL DEVELOPMENT PERMIT NO 07-006; ADMINISTRATIVE PERMIT NO. 07-010 (ANDERSON RESIDENCE)**

LOCATION: 22042 Surfrider Lane, 92646 (southeast corner of Surfrider Lane and Playa Drive)

Applicant: Suzan Beck, 2921 Carob Street, Newport Beach, CA 92660

Property Owner: Poul C. Anderson, 8181 Kingfisher Drive, Huntington Beach, CA 92646

Request: To permit the demolition of an existing single-family dwelling and construction of an approximately 3,039 sq. ft., two-story, single-family dwelling with an approximately 638 sq. ft., attached accessory dwelling unit (second unit). The request includes a review and analysis for compliance with the Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/ privacy issues, such as window alignments, building pad height, and floor plan layout.

Environmental Status: This request is covered by Categorical Exemption, Section 15302, Class 2, California Environmental Quality Act.

Zone: RL-CZ (Residential Low Density – Coastal Zone)

General Plan: RL-7 (Residential Low Density – 7 du/ac max.)

Existing Use: Single-family residence

RECOMMENDATION: Staff recommends approval of the proposed project based upon the following findings:

SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act

(CEQA) pursuant to section 15302 of the CEQA Guidelines, the project consists of the replacement of an existing structure where the new structure will have substantially the same purpose and capacity as the structure replaced.

SUGGESTED FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2007-006:

1. Coastal Development Permit No. 2007-006 for the construction of an approximately 3,039 sq. ft., two-story, single-family dwelling with an approximately 638 sq. ft. attached accessory dwelling unit (second unit) conforms with the General Plan, including the Local Coastal Program land use designation of Residential Low-Density. The project is consistent with Coastal Element Land Use Policy C 1.1.1 to encourage development within, contiguous to or in close proximity to existing developed areas able to accommodate it. The proposed construction will occur on a previously developed site, contiguous to existing residential development.
2. The project is consistent with the requirements of the CZ Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code, including maximum site coverage, maximum building height, minimum yard setbacks, and minimum on-site parking.
3. At the time of occupancy the proposed development can be provided with infrastructure in a manner that is consistent with the Local Coastal Program. The proposed project will be constructed on a previously developed site in an urbanized area with all necessary services and infrastructure available, including water, sewer and roads.
4. The development conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act. The project will not impede public access or impact public views to coastal resources.

SUGGESTED FINDINGS OF APPROVAL – ADMINISTRATIVE PERMIT NO. 2007-010:

1. The proposed project will entail the construction of 638 sq. ft., one-bedroom accessory dwelling unit (second unit) to be constructed in conjunction with the main residence on a 6,954 sq. ft. site. The proposed project will comply with the minimum 6,000 sq. ft. lot size and 650 sq. ft., one-bedroom maximum for an accessory dwelling unit (second unit) as defined within the Huntington Beach Zoning and Subdivision Ordinance (HBZSO).
2. The proposed project will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the HBZSO. The project complies with the maximum building height, maximum lot coverage, minimum on-site parking, and minimum building setbacks.
3. The proposed accessory dwelling unit (second unit) will be attached to the main residence in such a manner as to create an architecturally unified whole, not resulting in any change to the visible character of the street. The accessory dwelling unit will be located on the second floor of the main residence toward the rear portion of the property. The unit will be inaccessible from the main residence and designed so that the main entrance is hidden from public view.

SUGGESTED CONDITIONS OF APPROVAL – COASTAL DEVELOPMENT PERMIT NO. 2007-006; ADMINISTRATIVE PERMIT NO. 2007-010:

1. The site plan, floor plans, and elevations received and dated August 1, 2007 shall be the conceptually approved design.
2. Incorporating sustainable or “green” building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green’s Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/index.cfm?fuseaction=guidelines>).

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney’s fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.